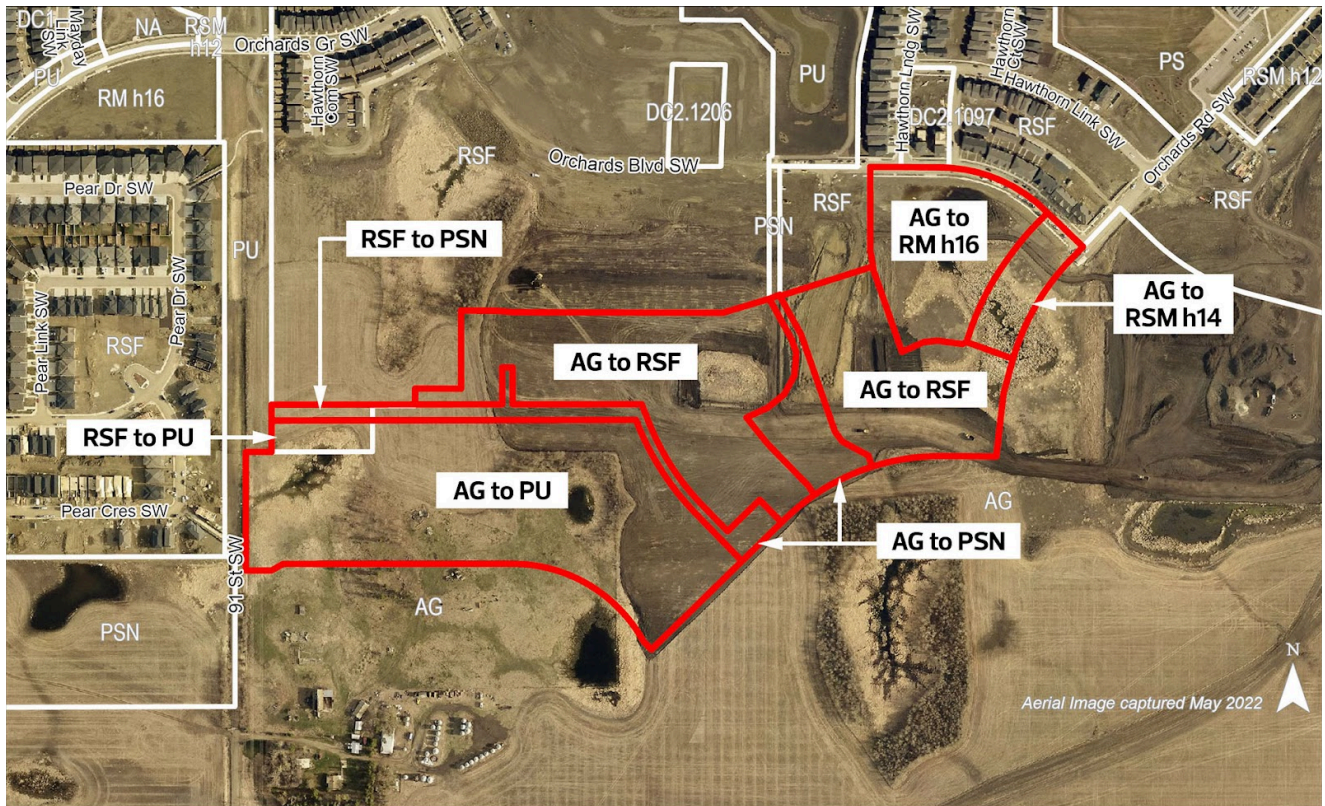


3861 - 91 Street SW and 9010 - 41 Avenue SW

Position of Administration: Support



Summary

Charter Bylaw 20798 proposes a rezoning from the Agriculture Zone (AG) and Small Scale Flex Residential Zone (RSF) to the Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h14.0), Medium Scale Residential Zone (RM h16.0), Neighbourhood Parks and Services Zone (PSN), and Public Utility Zone (PU) to allow for a range of small and medium scale housing, smaller scale parks and amenities, and stormwater management infrastructure.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses have been received.

Administration supports this application because it:

- Is compatible with existing and planned surrounding land uses.

- Conforms with The Orchards at Ellerslie Neighbourhood Structure Plan.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton’s existing boundaries.

Application Details

This application was submitted by Scheffer Andrew Ltd. on behalf of Brookfield Residential (Alberta) LP, by its general partner Carma Ltd.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h14.0), Medium Scale Residential Zone (RM h16.0), Neighbourhood Parks and Services Zone (PSN), and Public Utility Zone (PU) would allow development with the following key characteristics:

- RSF Zone
 - Small scale residential development including detached, attached, and multi-unit housing
 - Maximum height of 12.0 metres (approximately 3 storeys)
- RSM Zone
 - Small to medium scale residential development in the form of row housing and multi-unit housing
 - Maximum height of 14.0 metres (approximately 4 storeys)
- RM Zone
 - Multi-unit residential development
 - Maximum height of 16.0 metres (approximately 4 storeys)
 - Minimum density of 45 dwellings per hectare
- PSN Zone
 - Parkland development intended to serve neighbourhood needs, including pocket parks and greenways
- PU Zone
 - Development and protection of infrastructure systems and facilities, including stormwater management facilities

Site and Surrounding Area

The proposed rezoning area is approximately 17 hectares in the central portion of The Orchards at Ellerslie neighbourhood. The site is undeveloped and planned for residential, park, and stormwater facility uses. The surrounding area is primarily undeveloped, with a public utility corridor to the west, and new residential construction to the north of Orchards Boulevard SW.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG) Small Scale Flex Residential Zone (RSF)	Undeveloped land Undeveloped land
North	Small Scale Flex Residential Zone (RSF) Neighbourhood Parks and Services Zone (PSN) Small Scale Flex Residential Zone (RSF) Direct Control Zone (1097)	Undeveloped land Undeveloped land Single detached housing and row housing Single detached housing
East	Agriculture Zone (AG)	Undeveloped land
South	Agriculture Zone (AG)	Undeveloped land and a natural area
West	Small Scale Flex Residential Zone (RSF) Public Utility Zone (PU)	Undeveloped land Public utility corridor



View looking southeast from shared pathway south of Orchards Green SW (Google street view, September 2022)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the mailed notice, and the proposal aligns with the land use concept of the associated statutory plans. The basic approach included:

Mailed Notice, February 22, 2024

- Notification radius: 60 metres
- Recipients: 229
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community League

Application Analysis



Site analysis context

The City Plan

This proposal aligns with The City Plan's Big City Move, Greener as We Grow, by managing stormwater effectively, providing a naturalized habitat, and connecting residents to open space. This proposal also aligns with the goals and policies of The City Plan to diversify housing choices, and to accommodate growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

This proposal aligns with the draft Ellerslie District Plan which designates the site as Urban Mix. The draft District Policy supports a mix of housing types, shops, and services that meet the daily

needs of residents through the Urban Mix land use category. It also supports small scale and low rise development along collector roadways, which aligns with the location of the proposed RSM h14.0 and RM h16.0 sites.

Ellerslie Area Structure Plan

Development in The Orchards at Ellerslie neighbourhood is guided by the approved Ellerslie ASP. This application conforms with the principles and objectives of the Ellerslie ASP by providing a variety of housing forms, integrating residential areas with parks and open space, and integrating natural areas into the development concept through stormwater management facilities.

The Orchards at Ellerslie Neighbourhood Structure Plan

This application conforms with The Orchards at Ellerslie NSP, which designates the site for low density, street oriented, and medium density residential, school/park/greenway, and stormwater management facility land uses. The rezoning proposal aligns with the goals and objectives of the NSP by providing a diverse mix of housing types, and a variety of neighbourhood parks and open spaces to support passive and active recreation.

Land Use Compatibility

The proposed zones are compatible with the existing and planned land uses. The RSM h14.0 and RM h16.0 sites are located along collector roadways, and will provide an appropriate transition to the RSF sites in the interior of the neighbourhood. The PSN zone will allow for park space and greenways which will connect residents to the open space provided by stormwater management facilities to the north and east, and to the natural area to the south. The PU zone will allow for infrastructure, systems and facilities that provide a public benefit, including a large stormwater management facility that is planned for this area.

Mobility

Development within The Orchards at Ellerslie neighbourhood continues to progress which includes the extension of the roadway and active mode networks. Additionally, this rezoning will include a series of pedestrian connections, mid-block safe crossings and wildlife passages throughout the subject lands.

Transit currently provides service to the northern portion of The Orchards with access to active bus stops approximately one kilometer away from the rezoning area. Future bus service in The Orchards will change as the neighbourhood and surrounding areas build out. Future service adjustments are dependent on transit demand, neighbourhood build-out and available funding for transit.

Open Space

The proposed PSN zoning was reviewed, and it complies with The Orchards at Ellerslie NSP. The park spaces will provide open space opportunities for residents. Two pocket parks, and a linear greenway abutting the SWMF are proposed. Natural Area SE8 is located to the southeast, and

the proposed parks will complement this feature and enhance ecological connectivity through the area.

Utilities

The proposed rezoning area conforms to the latest Orchards Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, connecting to the existing system located within Orchards Boulevard SW and Hawthorn Common. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Context Plan Map

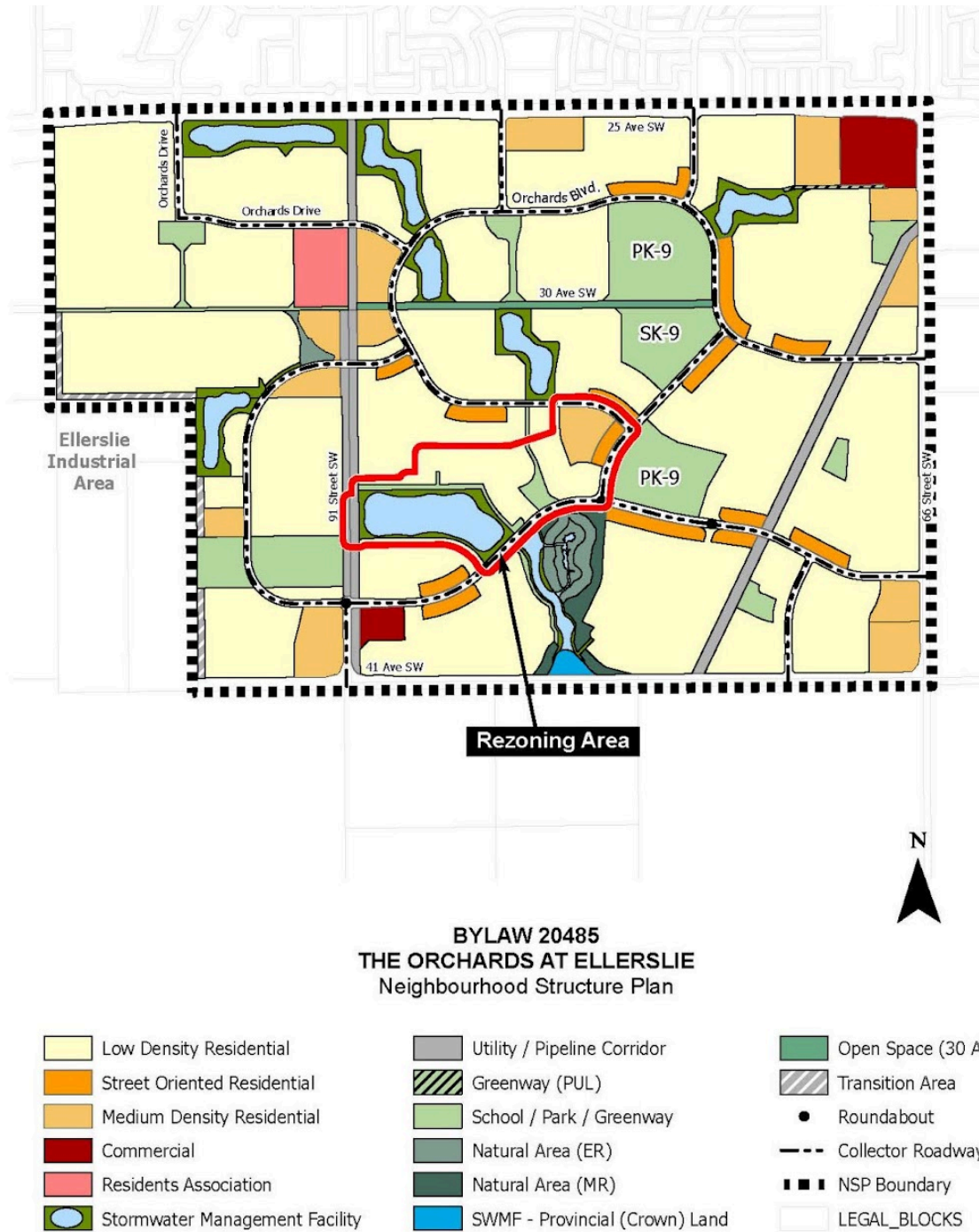
Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Map



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Land Use Concept Map - The Orchards at Ellerslie Neighbourhood Structure Plan